



Briar Rose Cottage Butt Lane
Goulceby
LN11 9UP

£410,000

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Description

Occupying a superb plot of approximately 0.4 acres, this attractive detached home is situated in the highly regarded Lincolnshire Wolds village of Goulceby, enjoying a peaceful setting between the popular market towns of Louth and Horncastle. Surrounded by open countryside, the property offers an ideal balance of village charm, generous space and modern, energy-efficient living. The accommodation is both well planned and versatile. To the ground floor is a welcoming lounge, providing a comfortable space to unwind, alongside a stylish kitchen-diner which forms the heart of the home and is perfect for everyday family life and entertaining. This opens into a bright conservatory overlooking the gardens, creating a wonderful additional living area. Practicality is well catered for with a utility room, ground floor WC and a useful workshop, ideal for storage, hobbies or home working. To the first floor are three well-proportioned bedrooms, all served by a modern family bathroom, offering comfortable accommodation suitable for families, couples or those seeking extra space. Externally, the property stands within beautifully maintained gardens, providing a high degree of privacy and ample outdoor space for relaxation, recreation or gardening. The generous plot enhances the sense of tranquillity while making the most of the surrounding rural

views. Further benefits include an electric air source heat pump, solar panels with battery storage, contributing to improved energy efficiency and lower running costs. This is a rare opportunity to purchase a spacious and well-presented home in a desirable Wolds village location.

Entrance Hall

Entering through the entrance porch the hall reveals a radiator and a carpeted floor.

WC

8' 3" x 5' 10" (2.52m x 1.79m)

The WC has an opaque window to the rear elevation, a radiator and a carpeted floor. There is also a WC, basin and a built in cupboard.

Lounge

21' 3" x 12' 0" (6.47m x 3.66m)

The lounge has tri aspect windows, coving to the ceiling, two radiators and a carpeted floor. There is also a wood burning stove.

Kitchen/Diner

21' 0" x 11' 11" (6.39m x 3.64m)

The kitchen-diner has dual aspect windows to the front and rear elevation, a door to the conservatory, a radiator and laminate flooring. There is also a range of modern fitted units with plenty of

counter space, a ceramic one and a half sink and drainer, fridge-freezer, electric oven and hob with an extractor over. There is also a breakfast bar and space for a dining table and chairs.

Conservatory

9' 2" x 13' 4" (2.80m x 4.07m)

The conservatory has dual aspect windows to the rear and side elevation, French doors to the side and a tiled floor.

Utility room

12' 8" x 8' 5" (3.87m x 2.57m)

The utility room has a window to the rear elevation, door and window to the conservatory, a radiator and a tiled floor. There is also a sink and drainer and plumbing for a washing machine.

Workshop

18' 4" x 8' 10" (5.60m x 2.70m)

The workshop has a window and door to the front elevation, a window to the side and electrics.

First Floor Landing

The first floor landing has a carpeted floor and a built in storage cupboard.

Bedroom One

9' 11" x 13' 1" (3.03m x 3.99m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor. There are also built in wardrobes.

Bedroom Two

10' 0" x 12' 0" (3.04m x 3.65m)

Bedroom two has a window to the front elevation, a radiator and a carpeted floor.

Bedroom Three

6' 6" x 12' 0" (1.99m x 3.66m)

Bedroom three has a window to the rear elevation, a radiator and a carpeted floor.

Bathroom

6' 4" x 0' 6" (1.93m x 0.15m)

The bathroom has a window to the rear elevation, a radiator and vinyl flooring. There is also a superb white suite with a WC, , basin and a P shaped bath with a glass screen and mains shower.

Outside

Approaching the property over the stream with a driveway leading up towards to the property and revealing an abundance of off road parking. There is also a large area to grow your own fruit and vegetables. A large lawn is ideal for a family with established trees and shrubs, To the rear and side there are further spaces with lawns, sheds and practical spaces.



Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, EXCEPT FOR GAS, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band D: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant

office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.





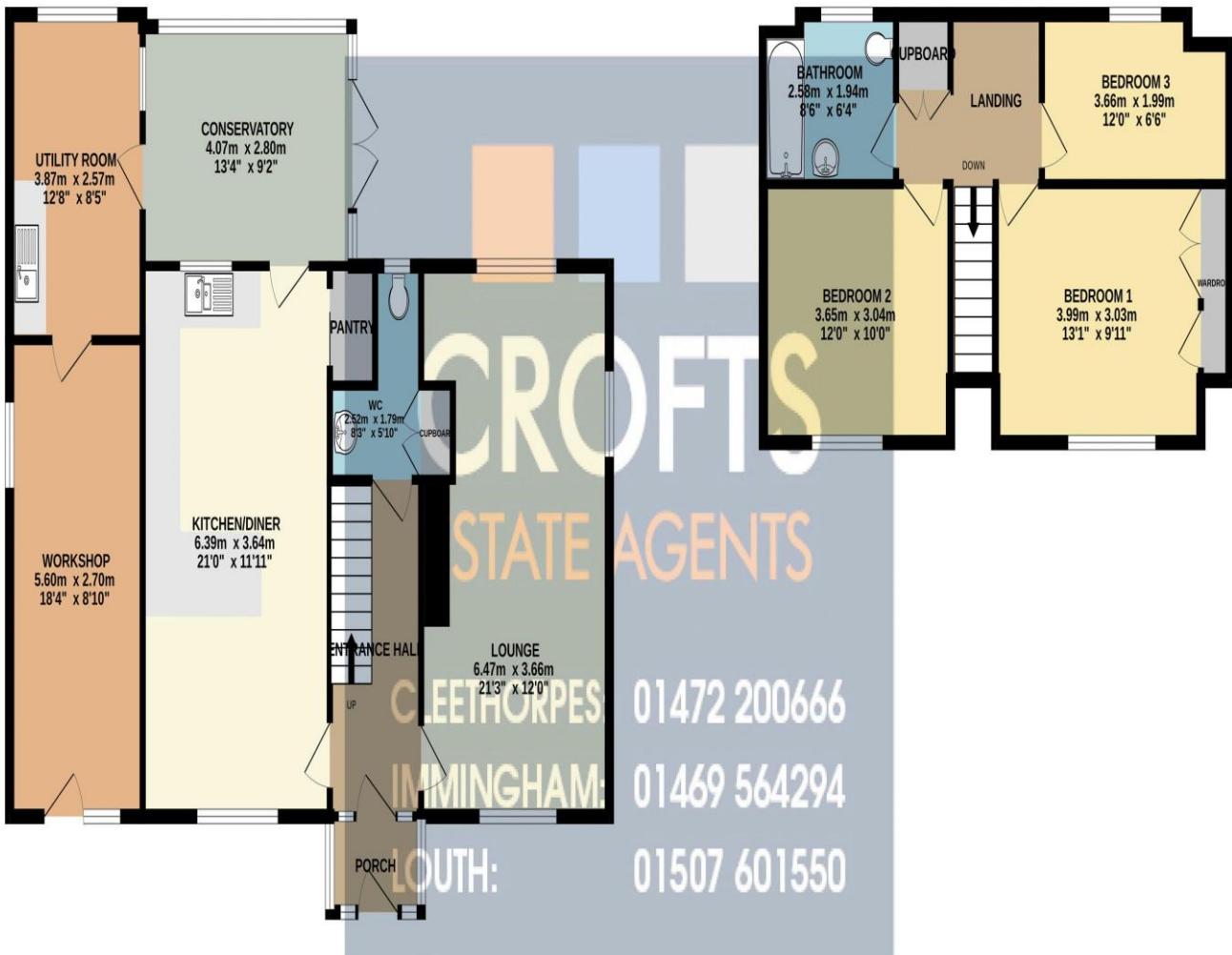
OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
95.6 sq.m. (1030 sq.ft.) approx.

1ST FLOOR
44.1 sq.m. (475 sq.ft.) approx.



TOTAL FLOOR AREA: 139.8 sq.m. (1504 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2026

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.